

D O C K E T

June 4th, 2009

1:00 P.M.

**METROPOLITAN BOARD OF ZONING APPEALS
800 SECOND AVENUE SOUTH
P O BOX 196300
METRO OFFICE BUILDING
NASHVILLE, TENNESSEE 37219-6300**

**Meetings held in the Green Hills Auditorium, Metro Southeast Facility, 1417
Murfreesboro Pike**

**MR. FABIAN BEDNE
MR. DAVID EWING, Chair
MR. DAVID HARPER
MR. RICHARD KING
MS. REBECCA LYFORD
MS. ELIZABETH SURFACE
MR. CHRIS WHITSON, Vice-Chair**

Absent: Harper

CASE 2009-025 (Council District - 24)

Richard Ice & Justin Rogers, appellant and owner of the property located at **217 37th Avenue, North**, requesting item A and an item D appeal in the RS5 District, to appeal the Zoning Administrator's interpretation of Section 17.40.650 in order to demolish and reconstruct three-family dwelling.. Referred to the Board under Section 17.40.180, 17.40.650. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (D)

Use-Triplex

Map 104-1 Parcel(s) 67

RESULT Upheld Zoning Administrator 5-1

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CASE 2009-027 (Council District - 6)

Nashville Fireman's Credit Union, appellant and owner of the property located at **908 Woodland Street**, requesting variances in queuing space and bypass lane in the CS District, to construct a 1,095 sf addition to rear of existing building. Referred to the Board under Section 17.20.070, 17.20.060 F 6. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B)

Use-Financial Institution

Map 82-16 Parcel(s) 79

RESULT Granted bypass 6-0; Denied Queuing 5-1

CASE 2009-029 (Council District - 32)

Ari Mamani, appellant and owner of the property located at **5533 Oak Chase Drive**, requesting variance in rear yard setback in the R15/PUDR District, to construct a 14' x 18' sunroom and uncovered deck addition to the rear of residence. Referred to the Board under Section 17.12.020 A, 17.12.040 E 27. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B)

Use-Single Family

Map 173-4-A Parcel(s) 357CO

RESULT Granted 6-0

CASE 2009-036 (Council District - 19)

Branch Banking & Trust Company, appellant and owner of the property located at **700 12th Avenue, South**, requesting variance to allow an above the roofline sign in the CF District, to install an above the roofline sign for BB&T. Referred to the Board under Section 17.32.070. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B)

Use-Banking/Financial Institution

Map 93-13-D Parcel(s) 900CO

RESULT Deferred until meeting of June 18th, 2009

CASE 2009-037 (Council District - 15)

Brad Graham, appellant and owner of the property located at **2713 Donna Hill Drive**, requesting variance in side setback and item D appeal in the RS15 District, to construct a new one story 12'x25' addition and a new 8'x12' porch to rear of residence.. Referred to the Board under Section 17.12.020, 17.40.660. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B / D)

Use-Single Family

Map 73-7

Parcel(s) 91

RESULT Granted 6-0

CASE 2009-038 (Council District - 34)

Cindy Rowan, appellant and owner of the property located at **4242 Lindawood Drive**, requesting special exception for day care home in the RS20 District, to use existing residence as a day care home for 12 unrelated children. Referred to the Board under Section 17.16.170. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C)

Use-Day Care Home

Map 131-1

Parcel(s) 90

RESULT Granted 6-0

CASE 2009-039 (Council District - 13)

Ginger Stitt, appellant and owner of the property located at **407 McDonald Drive**, requesting item A in the RS15 District, appealing the Zoning Administrator's interpretation of Section 17.16.330B in regards to domestic wildlife. Referred to the Board under Section 17.08.030, 17.16.330, 17.40.180A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (A)

Use-Domesticated Wildlife

Map 120-5

Parcel(s) 114

RESULT Overturned Zoning Administrator 4-2